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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
APPRAISED: 1,400,600 / 1,400,600
USE VALUE: 1,400,600 / 1,400,600
ASSESSED: 1,400,600 / 1,400,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		OLD MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONNEELY DARA & KRISTEN	
Owner 2:	
Owner 3:	

Street 1: 59 OLD MYSTIC STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:		
Postal:		

NARRATIVE DESCRIPTION
This parcel contains .27 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 4285 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11746	Sq. Ft.	Site			0	70.	0.66	4									540,667						540,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
101	11746.000	854,600	5,300	540,700	1,400,600						48665	
Total Card	0.270	854,600	5,300	540,700	1,400,600		Entered Lot Size				GIS Ref	
Total Parcel	0.270	854,600	5,300	540,700	1,400,600		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	326.85	/Parcel:	326.85	Land Unit Type:				Insp Date	

11/15/18

!15685!

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	854,600	5300	11,746.	540,700	1,400,600		Year end	12/23/2021		
2021	101	FV	828,500	5300	11,746.	540,700	1,374,500		Year End Roll	12/10/2020		
2020	101	FV	828,300	5300	20,903.	733,000	1,566,600	1,566,600	Year End Roll	12/18/2019		
2019	101	FV	616,200	5300	20,903.	733,000	1,354,500	1,354,500	Year End Roll	1/3/2019		
2018	101	FV	616,200	5300	20,903.	628,300	1,249,800	1,249,800	Year End Roll	12/20/2017		
2017	101	FV	616,200	5300	20,903.	586,400	1,207,900	1,207,900	Year End Roll	1/3/2017		
2016	101	FV	616,200	5300	20,903.	502,600	1,124,100	1,124,100	Year End	1/4/2016		
2015	101	FV	591,300	5300	20,903.	450,200	1,046,800	1,046,800	Year End Roll	12/11/2014		

SALES INFORMATION							TAX DISTRICT				ACTIVITY INFORMATION		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
CONNEELY DARA &	72091-267		1/4/2019	Portion-Asst	450,000	No	No		Sub-division, sold off Lot 4 (9,157sqft) see				
DURLACH HANSI	48615-216		12/6/2006	Change>Sale	945,000	No	No						
	9592-540		1/1/1901	Family		No	No						

BUILDING PERMITS													ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
5/30/2019	745	New Buil	258,700	O				SEE SUBDIV PLAN 13								
5/6/2019	614	Foundati	10,000	C												
1/28/1993	25		30,000					REN/KITCHEN/BATH++								

Sign: VERIFICATION OF VISIT NOT DATA _____

